

IV. Implementation

Campus Park Specific Plan Amendment and General Plan Amendment Report

IV. IMPLEMENTATION

A. DEVELOPMENT APPROVALS REQUIRED

To implement the Campus Park Specific Plan Amendment, various discretionary and ministerial permits and applications must be submitted and approved, as summarized in Table 20 below:

Table - 20 Required Development Approvals		
PERMIT/APPROVAL	AGENCY	PURPOSE
General Plan Amendment	San Diego County Department of Planning and Land Use (DPLU)	In Land Use Element, modify land use designations and densities. In Circulation Element, modify circulation plan to reflect proposed roads and classifications. In Fallbrook Community Plan, modify text regarding Project site. I-15 Corridor Subregional Plan, modify text and maps in reference to Project site.
Zone Reclassification	DPLU	Reflect specific plan amendment land uses.
I-15 Master Specific Planning Area	DPLU	Modify to reflect specific plan amendment.
Specific Plan Amendment	DPLU	Modify to reflect land uses, zoning and development guidelines.
Vesting Tentative Map / Vesting Site Plan	DPLU	Create lots.
"B" Special Area Designator Site Plan	DPLU	Review for compliance with I-15 corridor guidelines.
"V" Setback Site Plan	DPLU	Establish setbacks.
Right-of-way Permit(s)	San Diego County Department of Public Works (DPW)	Work in County road right-of-way.
Grading Permit(s)	DPW	Site preparation.
Final Map	DPW	Final mapping of lots.
Improvement Plans	DPW	Plans for roads, utilities.
Well Destruction Permit	DEH	Site preparation.

Table - 20 Required Development Approvals		
PERMIT/APPROVAL	AGENCY	PURPOSE
4(d) Habitat Loss Permit	County of San Diego U.S.Fish & Wildlife Service CA Dept. of Fish and Game	Coastal Sage Scrub Habitat take.
401 Permit	San Diego Regional Water Quality Control Board (SDRWQCB)	Water quality certification.
404 Permit	U.S. Army Corps of Engineers	Clean Water Permit.
1603 Permit	CA Department of Fish and Game	Streambed Alteration Agreement/Memorandum of Understanding.
Section 7 Consultation or Section 10a Permit	US Fish and Wildlife Service	Incidental take.
Air Quality Permit	Air Pollution Control District	Permit to construct/permit to operate.
National Pollutant Discharge Elimination System (NPDES) Permit	SDRWQCB	Discharge approval.
General Construction Storm Water Permit	SDRWQCB	Storm Water runoff.
Waste Discharge Requirements Permit	SDRWQCB	Waste discharge.
State Highway Encroachment Permit	CA Department of Transportation	Work in state r/o/w.
Water District Approval	Rainbow Municipal Water District	Water service.
Sewer District Approval	Rainbow Municipal Water District	Sewer service.
School District Approval	Fallbrook Elementary/Fallbrook Union High School District/Bonsall Unified School District	School service.

B. CONCURRENT PROCESSING

Some of the reviews and discretionary actions listed in Table 20 above occur simultaneously. The Campus Park Project has filed for concurrent processing of General and Community Plan Amendments, a Zone Reclassification, a Specific Plan Amendment, Vesting Tentative Map, Grading and Drainage Plans, Site Plans for Vesting, “B” Designator, and “V” setback, and Environmental Impact Report.

C. SUBSEQUENT APPROVALS REQUIRED

Specific Plan implementation requirements are based on the regulatory provisions of the County of San Diego Zoning Ordinance and apply to all portions of the Campus Park community. The use of all land, and the construction, reconstruction, alteration, expansion or relocation of any building, or structure, shall conform to the applicable requirements of the Campus Park Specific Plan and the County of San Diego Zoning Ordinance. Development approvals required in this Specific Plan allow for consistent implementation of the goals, objectives and policies as contained in the Land Use, Circulation, Open Space/Conservation, Services and Facilities, and Community Design and Operation Elements (Sections III.B through III.F above). Where discrepancies or conflicts between Specific Plan Amendment and County development regulations or zoning standards exist, the Campus Park Specific Plan Amendment shall prevail.

Several steps occur prior to actual construction of common areas, public facilities, single family and multiple family neighborhoods, the professional office areas, park and commercial sites in Campus Park. Depending on the nature of the proposed development, one or more of the following review procedures will apply:

Final Maps: Upon compliance with conditions placed on the tentative map(s), multiple final maps may be recorded, allowing the creation of individual lots within the various residential neighborhoods, office professional, Town Center and open space dedications of Campus Park.

Site Plan Review: The site plan review process includes the submittal and review of sketches, text, drawings and maps to address specific details of a project, as required by this Campus Park Specific Plan. The review process may address physical design, placement of buildings and structures, interior vehicular and pedestrian access and the provision of improvements. In Campus Park, site plan review is required by a “V” Setback Designator in the residential, Town Center, and professional office portions of the plan. A “B” Special Area Designator is applied to the entire site to address the protection and enhancement of scenic resources within the I-15 Corridor area. Site Plans are reviewed and approved by the Director of Planning and Land Use. Decisions are appealable to the Planning Commission and Board of Supervisors.

Administrative Review: Typically, this permit is utilized in situations where the approval of uses or structures has only a minor impact on surrounding areas; therefore, the protection of the public welfare does not require a public hearing. Administrative permits also establish entities that provide for long term maintenance of common uses or areas, such as homeowners associations.

Grading Permit Review: Pursuant to the County's Grading Ordinance, grading plans for Campus Park are subject to grading review and approval and must be found consistent with the approved tentative map and Site Plans.

Improvement Plan Review: The improvement plan process includes review of plans to construct infrastructure that is conditioned as part of Project approval.

Building Permit Review: The building permit process, a ministerial review, includes plan check(s) of construction documents for buildings and structures required to obtain building permits.

D. PHASING

Campus Park will be developed over a four to seven-year period in a logical and orderly expansion of roadways, public utilities, and infrastructure (Figure 67, Phasing). Construction of residential development will be phased to provide a variety of housing product types to meet market demands. Market conditions, funding for public facilities and similar conditions beyond the control of the developer may extend implementation of the entire plan beyond ten years. Project phasing is non-sequential in order to adjust to unforeseen market changes or regulatory constraints, provided streets, water, sewer, and other necessary infrastructure improvements are in place to ensure Campus Park is adequately served. Infrastructure must be implemented in accordance with the requirements of the County Department of Public Works.

The Campus Park Specific Plan phasing includes six units, as shown in Figure 67. Unit one consists of off-site road improvements (as determined by traffic studies), the relocation of Pankey Place and Horse Ranch Creek Road, extension of water service from the north into the development area, construction of a new sewer main in Pankey Road and Horse Ranch Creek Road, and off-site sewer system improvements, including the sewer pump station. The Campus Park property naturally drains from the northeast to the southwest into a wetlands area. Construction of temporary and permanent drainage control and water quality facilities will also occur. Planning areas R-1, R-2 R-3, MF-3 and park P-2, P-4, P-5, P7, and P-8 are expected to be constructed in this initial unit following implementation of necessary infrastructure.

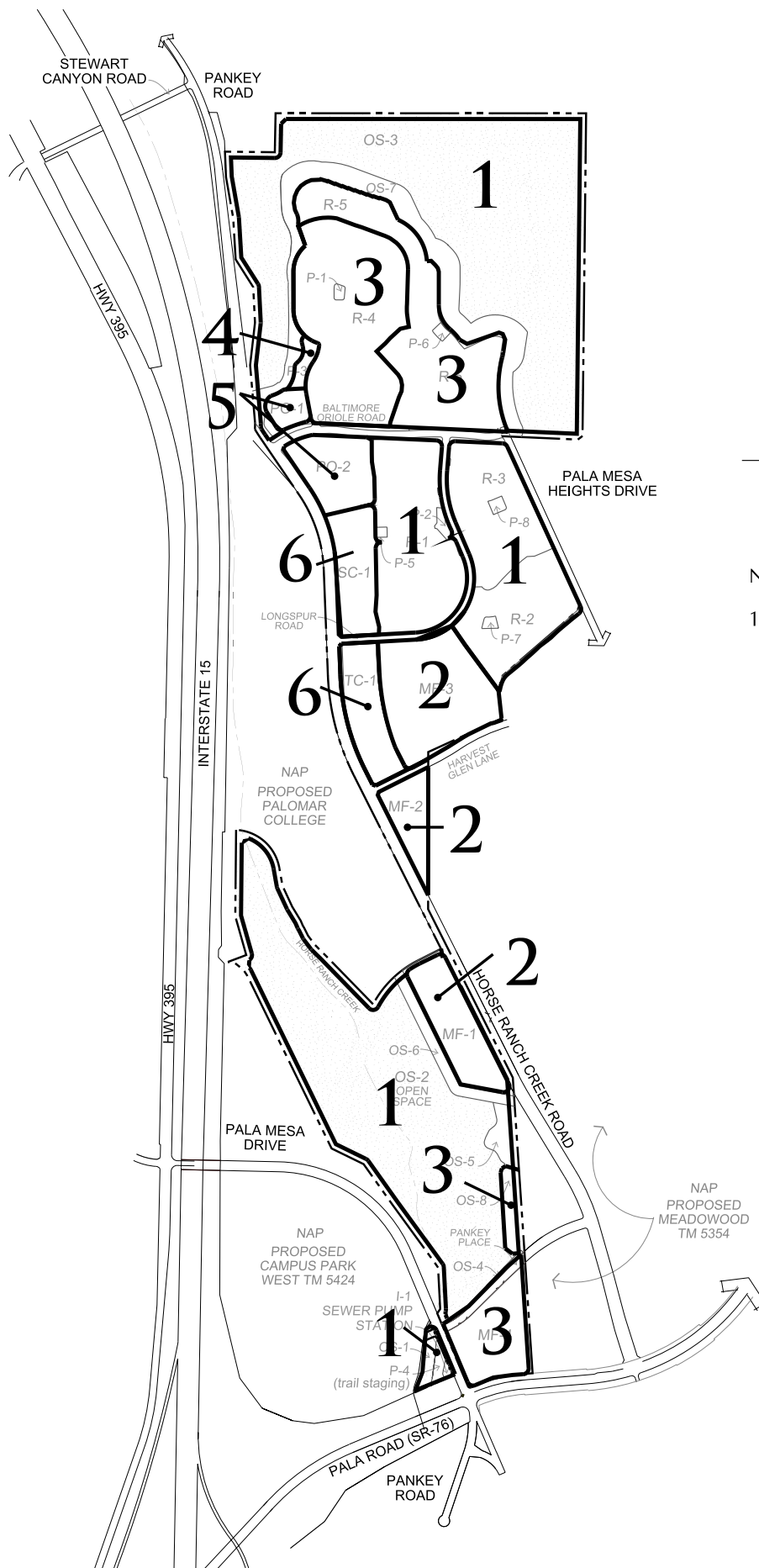
The second unit of development includes the multi-family sites MF-1, and MF-2.

Unit three occurs in the northern area of the property and includes all of planning areas R-4, R-5, as well as MF-4, and park site P-1 and P-6.

The fourth unit of development consists of park site P-3 in the northern portion of the Project.

The fifth unit consists of the professional office sites PO-1 and PO-2.

The sixth and final unit consists of the sports complex (SC-1) and Town Center (TC-1). Commercial viability of the Town Center is based on the resident population of the community and market conditions.



LEGEND

— PHASE BOUNDARY

NOTE:

1. Product phasing is subject to change based on market conditions.



Scale in feet
Locations Approximate

Note: This concept plan for illustration purposes only. Actual site development may vary from concepts depicted on this exhibit.

PHASING